



GRASSROOTS
REALTY GROUP

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401, 160 Kananaskis Way
Canmore, Alberta

MLS # A2349362



\$808,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Central, Fireplace(s), Natural Gas

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete, Stone, Stucco, Wood Frame

Foundation: -

Features: Elevator, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 646

LLD: -

Zoning: BVT

Utilities: -

Inclusions: N/A

TURNKEY SHORT-TERM RENTAL OPPORTUNITY | TOP-FLOOR CORNER UNIT | MOUNTAIN VIEWS Welcome to 160 Kananaskis Way—a beautifully renovated, fully furnished 2-bedroom, 2-bathroom top-floor corner unit offering an exceptional opportunity for investors seeking a turnkey short-term rental in Canmore. The desirable top-floor, end-unit position provides added privacy, abundant natural light, and spectacular southwest-facing mountain views. The open concept design, the spacious living area has lots of features including a cozy gas fireplace, central air conditioning, and direct access to a private balcony—perfect for enjoying the Famous Three Sisters and the Canmore's mountain setting. **TURNKEY & RENTAL-READY:** Furniture, décor, housewares, and appliances, linens are all included, allowing a new owner to begin operating with minimal additional setup or investment. Additional highlights include titled heated underground parking, elevator access, and a fitness center. Condo fees include heat, gas, water, sewer, and professional management, helping simplify ownership and operating expenses. Ideally located in Canmore's desirable Bow Valley Trail area, the property is within walking distance of downtown Canmore's restaurants, shops, and extensive trail networks, making it highly appealing to both short-term guests and personal users. Whether you're looking to expand your investment portfolio, establish a turnkey vacation rental, or own a mountain getaway with income potential, this top-floor Canmore property offers an attractive combination of location, views, amenities, and rental-ready convenience. Listing price includes GST. GST may be deferrable or potentially recoverable for qualifying GST-registered short-term rental operators; buyers are advised to obtain independent tax advice.

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